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PARK DEVELOPMENT REPORT

TOWNSHIP OF TORONTO

DECEMBER 1954



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Report prepared Jointly by the
Department of Development and
Recreation Commission

S C O P E

This report is intended to consider the areas in the Township being used for recreational and park use in the light of the present population in the Township, and to make an attempt to consider the future needs of the Township in this respect. We have considered only properties which it is felt the Township should acquire in the near future as a policy of protection. Normal subdivision procedure will provide the required five per cent in presently undeveloped areas. Our main consideration at this time is in areas which are from fifty per cent to ninety per cent developed, and in which subdivision procedure would not provide a proper park system.

In order to ensure the proper growth of this system, it is essential that certain of the proposals contained in appendix (1) of this report should be acted upon immediately. After the ownership of these properties is secured, then individual reports will be submitted on each site to determine the eventual type of development of that particular area. Each report will contain recommendations from the Department of Education of Ontario as well as the various Township Departments.

AREAS CONSIDERED

For the purposes of this report the Township is being considered by ward areas. It is felt that the wards represent regional community areas which should be considered as units in discussing park policy.

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W A R D I

In the Ward I area the Recreation Commission uses the facilities of eight schools. The Township does not own this property, but under an agreement with the South Peel Board of Education they are allowed to use the buildings and property. These areas of course are for a "facilities" type of use and are not wooded park areas.

Township property in the ward which has been designated as park land include the Serson Avenue Park and Lakeview Aviation Park which are the open playground type. Block D on Registered Plan 501 (Orchard Heights) which is on the bank of the Etobicoke River, and Blocks A and B on Registered Plan 412 (Arbor Road), which are traversed by a water course, comprise the wooded areas reserved for parks in Ward I.

We consider Ward I to be about seventy-five per cent built-up, excluding the Golf Course properties. It is felt that within five years, the population should approach 20,000 with the built-up ratio increased to approximately ninety per cent. In future years when the built-up ratio increases still further, the density will begin to increase by the use of multi-family dwelling units and it is then that the need for open park space will become especially apparent. Since normal subdivision procedure cannot provide too much in the way of wooded park land in Ward I in its present state of development, it is recommended that the Township should take steps to purchase several sites of this type at various places in the ward. We have listed below five possibilities for these sites; Appendix I will deal with the order in which we feel the purchases should occur:

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Ward II

Ward II is considerably larger than Ward I in area and consequently the percentage of developed area is much smaller, being approximately 20 to 30 per cent. There are five schools in the Ward which are used by the Recreation Commission under the same type of agreement with the Board of Education. Township owned property is at a minimum with only two sites presently under direct control. One of these is known as Tecumseh Park. It is a narrow ravine type of parcel on the west side of the Menden Subdivision. The only other property in Ward II is one lot of the Meadow Wood Subdivision, located on Menden Road. This lot is presently used by local residents for storage of their autos.

Proposed park developments in Ward II should take the form of wooded or natural parks because of the character and location of land in the Ward. There are numerous water courses, many of which are quite often heavily wooded and which are well suited to park development. It is felt unnecessary to attempt to develop land for facilities type of parks at this time because of the undeveloped character of the area, which will allow for the acquisition of open space by subdivision procedure. However, it is recommended that subdivision procedure be called upon to provide green belt or natural areas since the type usually offered by the subdivider is low marshy land or in parcels too small to be of value as a natural park site. The following list includes several choice sites which are recommended for immediate consideration:

1. A small parcel of land near the Birchwood subdivision on the Clarkson Road just north of the power line. This parcel has been purchased previously for a school directly north of this parcel and we consider it advisable in any case to develop a park in conjunction with a school site.
2. A development possibility similar to No. 1. has been found next to the proposed High School site on the Lorne Park Road in the parcel lying between the Lorne Park Community Centre. This is open land lying between two wooded areas and with a stream and grove at the rear of the property.
3. As has been previously suggested, we are recommending the purchase of the three and a half acre site just west of No. 10 Highway just opposite the Port Credit Railway station. This site is suitable for use as a commuter park with perhaps a small formal garden.
4. Several other municipalities which lie on the shores of Lake Ontario have recently begun to realize that they are suffering from a lack of public land giving access to the lake. Ward 12 has approximately 1000 acres of shore line which is relatively open, with much of it being still held in large estates. These large estates will eventually be subdivided and it should be pointed out that a shore line property is extremely valuable and a great deal of pressure is put on the municipality to accept locations other than the minimum for about five per cent. The purchase of these areas would ensure their acquisition and eventual development is possible.

parcel is at present quite swampy, and certain conservation work would clear it into a valuable park site.

5. In dealing with Ward II it would be a mistake not to consider the Credit Valley as the most natural location for park development. However, it has certain difficulties from a development point of view in that the valley of the river is nearly impassable and the bottom land is subject to flooding in spring. Nevertheless, it is possible that a development of the "nature trail" or "bridle path" type could be used to take advantage of the natural beauty of the Credit Valley. It is anticipated that the Credit Valley Conservation Authority when it becomes more organized will take a hand in the recreational development of the valley.

WARD III

Ward III presents a different picture from either Ward I or II in that it has a population of almost the same as Ward I and yet has an area which is larger than Ward I and Ward II combined. The Recreation Commission operates play grounds and maintains the facilities of nine public schools and one high school under their agreement with the Board of Education. There are at present some six separate sites in Ward III which are owned by the Municipality and are classed as public parks. In addition to these, there is the Municipal Office property, part of which is at present being used by the Road Department for the storage of pipe. The Municipality recently completed an agreement with the Ontario Power Generation Commission for 155 acres at Brindale.

The present only portion of other facilities in the
ward are located at Fairview, West Acres and Munster. The
ward is suitable for facilities playgrounds. West Acres
ward is a good playground area which is a good playground
ward by the Township Committee.

But not least, there is a small block in the West
ward subdivision which is owned by the Township.

Ward III then, would seem to be in good shape with regard
to park sites. It is felt that any additional requirements will
be met by subdivision requirements and other measures. However,
it would be again noted that the Township has at present of
property which is of little value to them as their sub-
division requirement. It is expected that the park needs of
ward on the draft plan of the Brindale Subdivision will
be incorporated into an all over scheme for the Brindale Subdivision
ward, and the park site and green belt blocks indicated on the
plan to bear this out.

WARD IV

The park problem has not been very evident in Ward IV, and
it is not expected that it will become an issue for some time
because of the primarily agricultural use of the land in that ward.
Also, Ward IV is gifted by having some ten miles of the Credit
River Valley passing through it. The protection of this valley
would be the primary interest in regard to parks development in
this ward. Facilities type playgrounds will come with subdivision
but the Credit Valley as a park must be protected in advance of
residential development. The present needs of Ward IV with regard
to facilities are taken care of by school playgrounds at Streets-

... of the ward is occupied by the airport and its associated industry. The residential development is hampered by the lack of parking and until the water problem can be solved, it is impossible for water to increase in size to any great extent. The residential development, of course, is in an agricultural area, where the park problem will not be evident for a considerable length of time.

There is a distinct lack of wooded areas in this ward, especially in the area adjacent to the Village of Milton. The emphasis must now have to be placed on facilities type parks and open space areas. The subdivision procedure can be relied upon to ensure the acquisition of the wooded areas that are available, one of which is presently under discussion in Lot 13, Con. 6. The Township has recently acquired part of the Central Mortgage/Housing Corporation lands in the north-western subdivision, and it is felt that this property, in conjunction with the existing and proposed school areas, playground development and other facilities handled and it would be unnecessary for the Township to acquire any land of this type at the present moment.

S U M M A R Y

It is felt that purchase should be made of the specific areas in Ward I and II because of the density of the existing population and the important fact that development has proceeded in these wards to the extent that normal subdivision procedure cannot possibly provide with an adequate park system in these areas. It is felt that the areas now existing in Wards III, IV and V should be carefully watched so that a policy of protection and eventually acquisition can be maintained. We cannot stress too highly the importance of continuing the progress of the Conservation Authorities in order to

also feel that a reforestation program should be undertaken by the Township in some area in the northern section. The purpose of this would be to provide trees of various types for use in the parks of the southern section. Trees can be obtained from the Ontario Government and it would remain for the Township to establish the area before the program could proceed.

We would suggest that we establish a method of procedure in our dealings with property owners. We feel that we should not approach these owners as Township representatives. In order to gain the best financial agreement with these people, it would seem that the agreement should be made through a real estate agent. In this way the name of the Township of Toronto would not necessarily appear and consequently cause an increase in price level.

Since there are the ideas of a number of suitable programs of this nature, we would like to have this procedure settled by Council so that we may feel free to proceed in the establishment of a proper park system.

Appendix (1) gives a list with a description of some properties which we feel should be of first priority in acquiring park land. We hope that Council will give these areas their careful consideration.

W. J. Eare,
Director,
Parks & Recreation Commission

J. H. Raymond, P. Eng.
Planning Engineer
Department of Development

Appendix A - List of Properties for Sale

- 1) The parcel at the junction of the C.N.R. and the Centre Road now known as Oracle Park is located in Ward 11 and comprises 1.53 acres. It is proposed to use this property as a commuter park with a formal garden which would advertise the Township to passengers on the trains and those using the Port Credit Railway Station. We also understand that the Engineering Department would like to acquire an easement across this property for the purpose of diverting stream which now floods the Orchard Park subdivision. We feel that some agreement should be arrived at for the distribution of the cost of this parcel between the Parks Fund and the Engineering Department.

This parcel is owned by Mr. Henry Jorgenson and the inquiries already made indicate that the asking price is \$16,000.

- 2) The 5.09 acres of wood land lying west of the Birkdale School are in Ward 1 and are under the ownership of Mr. Robin Craigie. This should be developed as a natural woodland area with picnic facilities. Inquiries indicate that a good price for this property would be \$20,000.

At the end of Lochlin Trail there is a long narrow area on both sides of a stream which will make an excellent woodland park. There is already a road paralleling the stream which could be maintained to provide a "river-side drive" type of development. This parcel is in Ward 1 and comprises about 10.81 acres.

- 3) North of the Birkwood subdivision in Ward 11 lies a parcel of approximately 5 acres, which is owned by the North Peel Board of



Drive

- - - 1517 REFU PLAN 323.

REGISTERED PLAN 323

BLOCK B
REGISTERED PLAN 325

PROPOSED PARK & RECREATIONAL
SITE
ACREAGE 3.58

Dr. J. C. HEDDERLEY, M.B., B.S., F.R.C.S., F.R.C.P.
CENTRE

CANADIAN

NATIONAL

Railway

DEPARTMENT OF DEVELOPMENT
COOKSVILLE ONTARIO

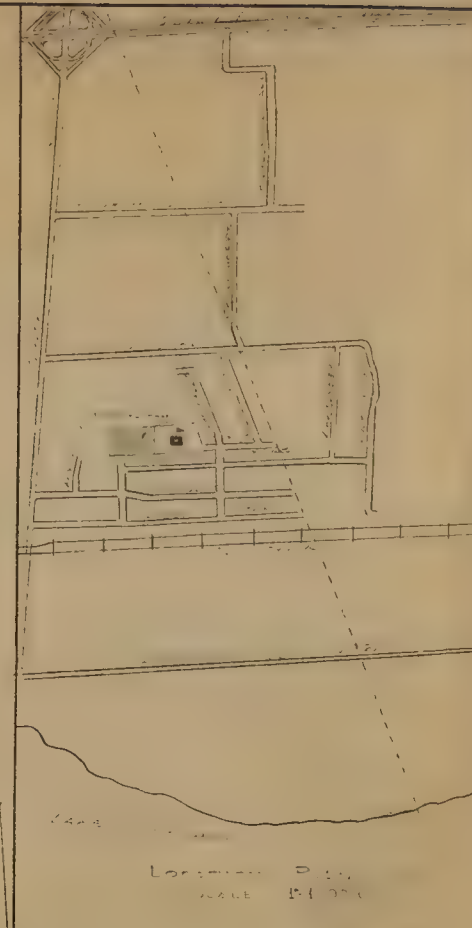
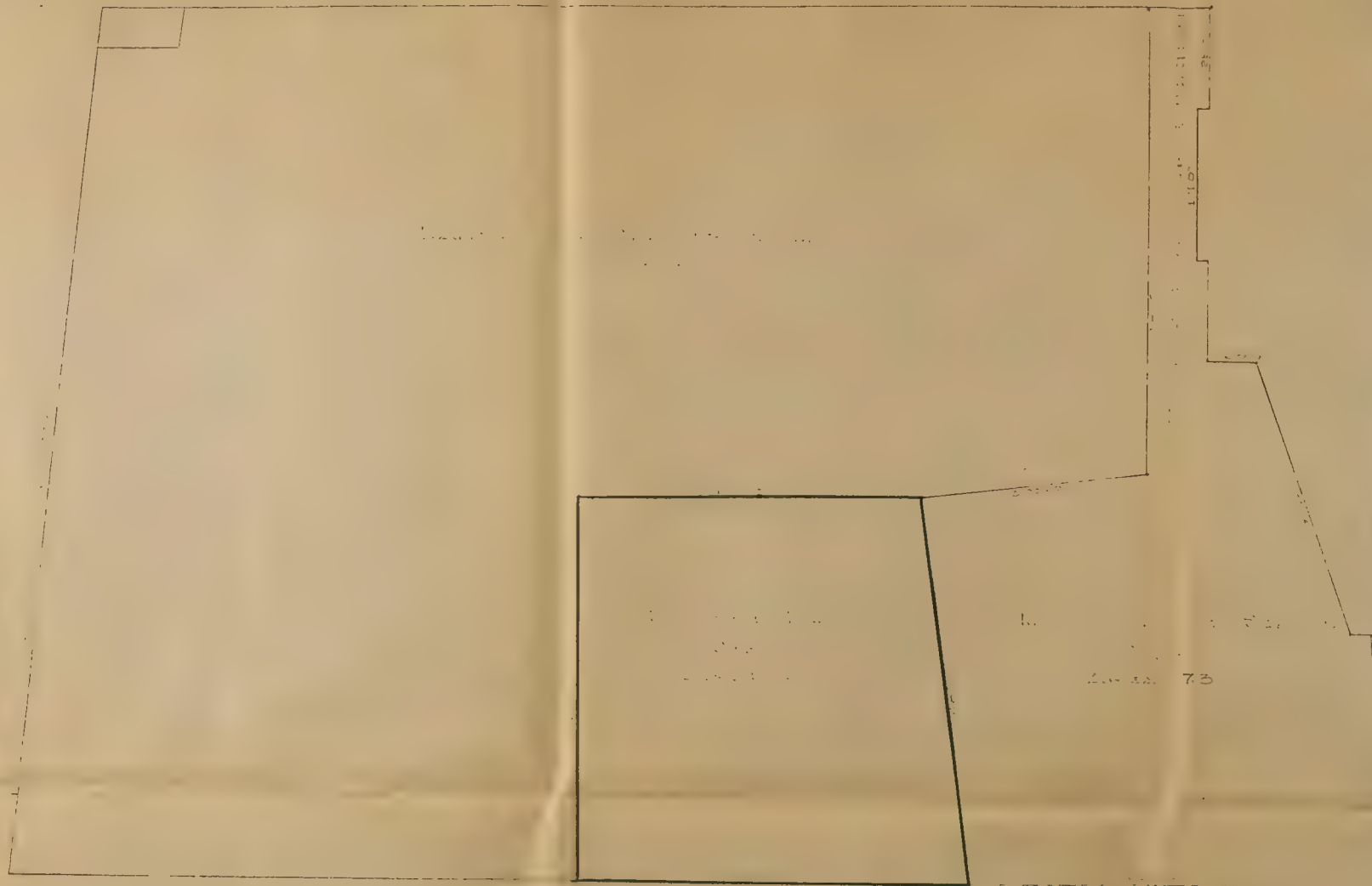
PROSPECT PARK SITE.
 LOTS 51.56, 55.52 51.55 50.49.54 & PLOT 57
 REG. PLAN 323. TOWNSHIP OF TORONTO.

Civil
J. R. RAY

DATE
6.12.14.

LEAVITT NO.
54-63

2



Revised to Plan C-20

THIRD STREET

TOWNSHIP OF TORONTO	
DEPARTMENT OF DEVELOPMENT	
COOKSVILLE	ONTARIO
REVISIONS	PROPOSED PARK DEVELOPMENT PART LOT 1 RANGE C.I.R. TOWNSHIP OF TORONTO
DESIGNED BY:	SCALE 1" = 100'-0"
DRAWN BY:	DATE 20.12.94
CHECKED BY:	PROJECT NO. 54-45

3

QUEEN ELIZABETH WAY

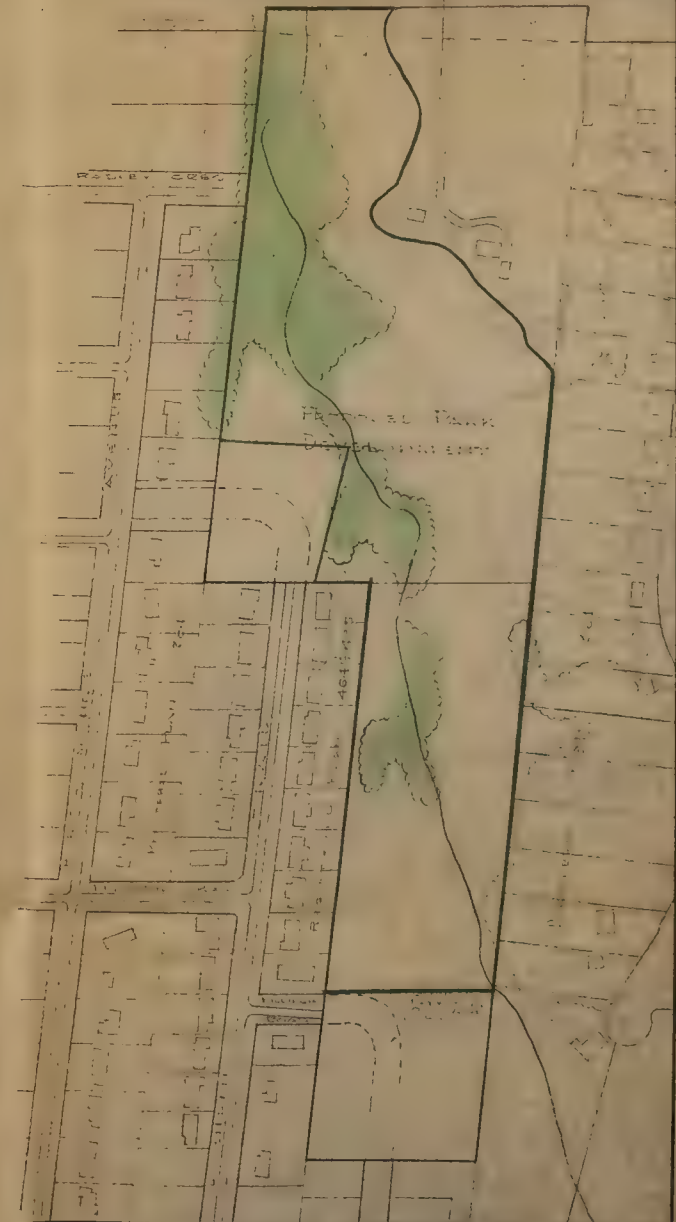
AREA 18.78 AC.

1.4 AC.
1.4 AC.
1.4 AC.

TOTAL AREA
20.52

AREA PLAN
SCALE 1"=200' 0"

PROPOSED PARK AREA
SCALE 1"=200' 0"



TOWNSHIP OF TORONTO		DEPARTMENT OF DEVELOPMENT	
COOKVILLE		ONTARIO	
REVISIONS		PROPOSED PARK DEVELOPMENT PART LOT. 13 CON. 2S.D.S. TOWNSHIP OF TORONTO	
DESIGNED BY	SCALE AS INDICATED		
DRAWN BY: P.E.R.	DATE 20-12-54		
CHECKED BY: J.R.R.	PROJECT NO. 54-45		

4

QUEEN ELIZABETH WAY

NORTH

ROAD

CLARKSON

CLARKSON UNITED CHURCH
3.77 ACRES

UNCONSTRUCTED RIGHT OF WAY

1840 ACRES

602 ACRES

LANDS OF GREENWOOD

LANDS OF FASKEN

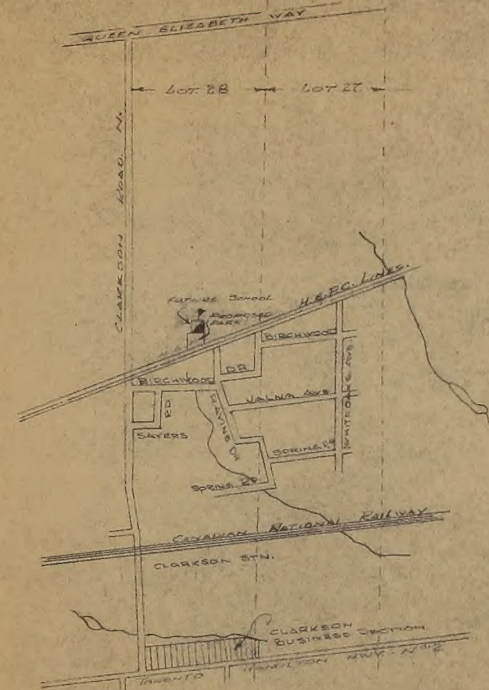
LANDS OF TERRY
15.0 AC.

SOUTH PEEL BOARD
OF
EDUCATION
FUTURE SCHOOL SITE
8.44 AC.

PROPOSED PARK
DEVELOPMENT
5.04 AC.

HYDRO ELECTRIC POWER

COMMISSION



LOCATION PLAN
SCALE 1" = 1000'

TOWNSHIP OF TORONTO		DEPARTMENT OF DEVELOPMENT	
COOKSVILLE		ONTARIO	
REVISIONS		PROPOSED PARK DEVELOPMENT PART LOT. 28 CON. 2S.D.S. TOWNSHIP OF TORONTO	
DESIGNED BY:			SCALE 1" = 100'
DRAWN BY:	P.E.R.		DATE 20-12-54
CHECKED BY:	J.R.R.		PROJECT NO. 54-45

